

**DRAFT CONDITIONS OF APPROVAL
PROJECT NUMBER TR060678-(5)
VESTING TENTATIVE TRACT MAP NUMBER 060678-(5)
MAP DATE: OCTOBER 14, 2014**

1. The subdivider shall conform to the applicable requirements of Title 21 of the Los Angeles County Code ("County Code"). The subdivider shall also conform to the requirements of Conditional Use Permit (~~CUP~~) No. 200500150, Oak Tree Permit No. 20050057 and the Mitigation Monitoring and Reporting Program (~~MMRP~~) associated with the project's Environmental Impact Report ("EIR") dated (*add date*), all approved by the Los Angeles County ("County") in connection with the approval of this Vesting Tentative Tract Map No. 060678-(5) ("Vesting Map").
2. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or successor-in-interest, and any other person, corporation, or entity making use of this grant.
3. Except as otherwise provided in these conditions, or in the conditions of CUP and Oak Tree Permit or by a substantial conformance determination in accordance with the Newhall Ranch Specific Plan ("Specific Plan"), the subdivider shall conform to the applicable requirements of the Specific Plan.
4. Unless otherwise apparent from the context, the "date of final approval" shall mean the date the County's action becomes effective pursuant to section 22.60.260 of the County Code.
5. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of section 66499.37 of the California Government Code or any other applicable limitation period. The County shall notify the subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to notify the subdivider of any claim, action, or proceeding, or if the County fails to reasonably cooperate in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay an initial deposit to the County Department of Regional Planning ("Regional Planning") in the amount of \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to

bring the balance up to the initial amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- B. At the sole discretion of the subdivider, the amount of the initial or any supplemental deposit may exceed the minimum amounts defined herein. The cost for collection and duplication of records and other related documents shall be paid by the subdivider pursuant to County Code section 2.170.010.
- 7. Except as expressly modified herein, this approval is subject to all of the conditions set forth in the CUP, Oak Tree Permit and the attached MMRP, which are incorporated herein by reference, and the attached reports recommended by the County Subdivision Committee ("Subdivision Committee"), which Subdivision Committee consists of members of Regional Planning and the County Departments of Public Works ("Public Works"), Fire, Parks and Recreation, and Public Health.
- 8. Within three days of the date of final approval of this grant, the subdivider shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination ("NOD") for this project in compliance with section 21152 of the California Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to section 711.4 of the California Fish and Game Code, the subdivider shall pay the fees in effect at the time of filing the NOD, as set forth in that section (currently \$2,919 plus \$75.00 for processing fees). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
- 9. Prior to use of this grant, the subdivider shall submit evidence that the conditions of approval and the conditions of the associated CUP, Oak Tree Permit I, and MMRP have been recorded in the office of the County Registrar-Recorder/County Clerk ("Recorder") and that all fees as required by Condition Nos. 6, 8, and 11 have been paid .
- 10. The subdivider shall comply with all mitigation measures identified in the MMRP, which are incorporated by this reference and made conditions of the Vesting Map.
- 11. Within 60 days of the date of final approval of this grant, the subdivider shall deposit the sum of \$6,000 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMRP. The subdivider shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
- 12. Within 60 days of the date of final approval of this grant, the subdivider shall record a covenant and agreement that attaches the MMRP and states that the subdivider agrees to comply with the required environmental mitigation measures set forth in the MMRP. Prior to recordation of the covenant, the subdivider shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. To ensure the effectiveness of the mitigation measures, the subdivider shall submit annual mitigation monitoring reports to Regional Planning.
- 13. The subdivider shall be authorized to adjust lot lines between lots within the subdivision to the satisfaction of Regional Planning and Public Works.

14. The subdivider shall be authorized to use modified street sections within the subdivision as shown on the Vesting Map, including as they pertain to the development of private drives designed per the Westside Communities Private Drive and Traffic Calming Design Guidelines, to the satisfaction of Public Works.
15. The subdivider shall be authorized to create additional open space lots within the subdivision to the satisfaction of Regional Planning.
16. The subdivider shall not obtain any grading permit prior to the recordation of any final map unless the Director of Regional Planning ("Director") determines that the proposed grading conforms to the conditions of this grant and to the conditions of CUP and Oak Tree Permit.
17. The subdivider shall be authorized to record a conservation easement with the California Department of Fish and Game for Lot Nos. *(add lot numbers)*, and the subdivider shall submit a copy of the document to be recorded to Regional Planning for approval prior to recording the applicable final unit map.
18. **(To be revised)** For Lot Nos. XX, the front yard setback, as established along the Private Drive frontage identified on Sheet 1 of the Exhibit Map, may be reduced to not less than 10 feet consistent with the allowable front yard for side entry garages permitted by the Specific Plan. Where access to a residential unit is provided from a private drive and fire lane driveway, the length of the driveway apron to the individual unit shall either be: (a) less than or equal to three feet; or (b) more than or equal to 18 feet.
19. The subdivider shall be authorized to record a large lot parcel map as the first unit map within the subdivision , without improvements, subject to the following requirements:
 - A. The lots within the parcel map shall conform to those shown on the tentative map, or as approved by Regional Planning.
 - B. Each lot with in the parcel map shall be numbered on the final map and shall have a minimum gross area of 20 acres.
 - C. Access to each lot within the parcel map shall be provided to the satisfaction of Regional Planning and Public Works.
 - D. All Public Works conditions related to the large lot parcel map shall be met to the satisfaction of Public Works.

PRIOR TO RECORDATION OF FINAL MAP

20. The subdivider shall submit a draft copy of any and all project Covenants, Conditions and Restrictions ("CC&Rs"), and any other covenants or maintenance agreements entered into with respect to the project, to Regional Planning for review and approval. All project conditions of approval shall be included as conditions in the CC&Rs and the CC&Rs shall prohibit any such condition from being amended in any way, or eliminated, without prior approval from the Director.
21. To ensure compliance with previously approved CUP No. 94-087-(5), the subdivider shall submit a report to Regional Planning, prior to recordation of the first final unit

map, describing how the conditions of approval of that permit have been or are being met.

22. Concurrent with recordation of the first final unit map, the subdivider shall record a covenant and agreement with the Recorder agreeing to comply with the required environmental mitigation measures set forth in the EIR and MMRP for this project. Prior to recordation of the covenant, the subdivider shall submit a copy of the draft covenant to the Director for review and approval.
23. Except for flag lots, the subdivider shall provide at least 40 feet of street frontage at the property line for all lots fronting a cul-de-sac and knuckles, and at least 50 feet of street frontage for all other lots. No more than (*add number*) single-family lots may have a minimum net area of 4,000 square feet (*add lot numbers*) with all other lots having a minimum net area of 5,000 square feet. The subdivider shall provide approximate radial lot lines for each lot. (*Add number*) lots are flag lots (Lot Nos. (*add lot numbers*), as shown on the Vesting Map dated October 30, 2013).
24. The subdivider shall show %A+ Street, %B+ Street, %C+ Street, %D+ Street, %E+ Street, %F+ Street, %G+ Street, %H+ Street, %I+ Street, %J+ Street, %K+ Street, %L+ Street, %M+ Street, %N+ Street, %O+ Street, %P+ Street, %Q+ Street, %R+ Street, %S+ Street, %T+ Street, %U+ Street, %V+ Street, %W+ Street, %X+ Street, %Y+ Street, %Z+ Street, %AA+ Street, %BB+ Street, %CC+ Street, %DD+ Street, %EE+ Street, %FF+ Street, %GG+ Street, %HH+ Street, Magic Mountain Parkway, and Long Canyon Road as dedicated streets on the final map to the satisfaction of Public Works.
25. The subdivider shall make an enforceable offer to dedicate as private and future right-of-way for %L+ Street, %MM+ Street, %NN+ Street, %OO+ Street, %PP+ Street, %QQ+ Street, %RR+ Street, %SS+ Street, %TT+ Street, %UU+ Street, %VV+ Street, AND %W+W+ Street to the satisfaction of Public Works.
26. The subdivider shall conform to the final design criteria set forth in the approved Westside Communities Private Drives and Traffic Calming Manual for the following private drives: %X+, %Y+, and %Z+.
27. The subdivider shall dedicate vehicular access rights to the County on the applicable final map for all lots abutting Commerce Center Drive, Magic Mountain Parkway, and Westridge Parkway.
28. The subdivider shall construct or bond with Public Works for driveway paving associated with private driveways and fire lanes within the subdivision to the satisfaction of Public Works.
29. The subdivider shall provide for the ownership and maintenance of the common driveways in the subdivision through a maintenance agreement by and between the owners of the lots served by those driveways or through a homeowners' association. Any agreement used to comply with this condition shall be recorded and the subdivider shall submit a copy of such draft agreement to Regional Planning for review and approval prior to recordation.
30. The subdivider shall post all common driveways less than 26 feet in width with signs stating "No Parking - Fire Lane" and provide for continuous posting and enforcement

of this restriction in the project's CC&Rs or in a recorded maintenance agreement. The subdivider shall submit a copy of the CC&Rs or maintenance agreement to Regional Planning for review and approval prior to recordation.

31. The subdivider shall provide reciprocal easements for ingress and egress over shared or common driveways within the subdivision that shall be recorded. The subdivider shall submit a draft copy of any such easement documents to Regional Planning for review and approval prior to recordation of the applicable final map.
32. The subdivider shall establish and provide easements for ingress and egress purposes over any sidewalks or paseos constructed outside the public right-of-way to the satisfaction of Public Works.
33. The private driveways in the subdivision shall be described on the applicable final map as "Private Driveway and Fire Lane" with the widths clearly depicted. The subdivider shall include conditions in the project CC&Rs requiring driveways to be maintained in accordance with the Fire Code.
34. The subdivider shall dedicate to the County on the applicable final map the right to restrict building construction, including grading or the construction of any structure on the following open space Lot Nos.: *(add all open space lot numbers)*
35. The subdivider shall dedicate to the County on the applicable final map the right to prohibit building construction on the water quality and debris basin Lot Nos. *(add lot numbers)*; private and future street Lot Nos. *(add lot numbers)*; private drive Lot Nos. *(add lot numbers)*; recreation Lot Nos. *(add lot numbers)*; public park Lot Nos. *(add lot numbers)*; private park Lot No. *(add lot numbers)* and public facility Lot Nos. *(add lot numbers)* (school), *(add lot numbers)* (fire access road), *(add lot numbers)* (water tanks), *(add lot numbers)* (water facilities), *(add lot numbers)* (sewer lift station), and *(add lot numbers)* (future right-of-way).
36. The subdivider shall ensure that the ownership and maintenance shall be carried out by a homeowners' association for the project, through dedication to the County or other acceptable agency to the satisfaction of Regional Planning by an alternative method or means as described in the Specific Plan, or as otherwise described in other conditions of approval for the following open space and public facility Lot Nos. : *(add all open space and public facility lot numbers)*
37. The subdivider shall number all open space lots on the applicable final map and provide access, a minimum of 15 feet in width, to each open space lot to the satisfaction of Regional Planning.
38. The subdivider shall include provisions in the project CC&Rs that require continued maintenance of plantings for those lots that have planted slopes.
39. Pursuant to section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of each single-family residential lot within the subdivision. The location and the species of said trees shall be incorporated into a site plan or landscape plan for the project. The subdivider shall post a bond with Public Works to ensure that the planting of the required trees occurs to the satisfaction of Regional Planning.

40. The subdivider shall place a note on the applicable final map indicating that Lot Nos. *(add lot numbers)* are for public parks only.
41. The subdivider shall ensure that the maintenance of private park Lot No. *(add lot number)*, private recreation Lot Nos. *(add lot numbers)*, and open space Lot Nos. *(add lot numbers)* is governed by and carried out through the project's CC&Rs.
42. The subdivider shall dedicate the project's multi-use trail to the County concurrent with recordation of the applicable final map, and shall submit evidence to Regional Planning that conditions related to this trail dedication have been met to the satisfaction of Parks and Recreation.
43. The development shall comply with the Newhall Ranch Affordable Housing Implementation Plan ("Affordable Housing Plan") dated June 25, 2010, as may be amended, provided such amendment is approved by the County Community Development Commission ("CDC") to the satisfaction of the Director of Planning.
44. Concurrently with the recordation of the applicable final map, the subdivider shall record a covenant and agreement, deed restriction, or other document to ensure the continued availability of the designated affordable housing described in Condition No. 43 for qualified persons and families for the length of time specified in the Affordable Housing Plan. This document shall be submitted to the Regional Planning and CDC for review and approval prior to recordation. This document shall conform to the Specific Plan, and shall assure construction and continued occupancy of all designated affordable units identified on the Vesting Map. The subdivider shall be responsible for the continued administration of the provisions of the Affordable Housing Plan.
45. Multi-family lots designated for apartment or condominium uses on the Vesting Map shall be approved for either use. Recordation of any apartment or condominium lot where development plans have not yet been reviewed and approved, through either the Revised Exhibit "A" or revised Exhibit Map process, shall require a note on the applicable final map that use or construction of any structure, except for authorized model homes, is prohibited on that lot until such time as a final map that depicts required access, utility easements, and any other information required by the County is recorded.
46. Within Lot Nos. *(add lot numbers)* (fire access), *(add lot number)* and its associated private drives %X+, %Y+, and %Z+, the subdivider shall be authorized to change the design of the structures shown on the Vesting Map by changing apartments to condominiums or condominiums to apartments, attached units to detached units, the building types and locations, driveway locations, alignments, widths and entries, private drive alignments and locations, and lot configurations, provided the total dwelling unit count and commercial square footage shown on the Vesting Map dated October 30, 2013 shall not be exceeded. Specifically, project buildout shall not exceed 2,918 multi-family dwelling units and 66,400 total commercial square feet. In addition, the open space/recreational acreage shown on the Vesting Map shall not be reduced. Any changes in the number of units or square footage of commercial space in the lots identified above shall comply with the provisions and limitations of section 3.5 of the Specific Plan and in accordance with the implementation measures in section 5.2 of the Specific Plan and must be consistent with the

environmental analysis in the Project Final EIR. Further, any changes on the map shall be reviewed and approved by the Subdivision Committee through the Amended Exhibit Process prescribed in section 21.16.15 of the County Code. Submittal of each revised Exhibit "A" or Exhibit Map shall be accompanied by a matrix or similar chart to track the number of multi-family dwelling units, amount of commercial square footage, and the amount of open space. The matrix shall include information on the number of units approved on the tentative map, the number of units on the revised Exhibit Map, the percentage change from the tentative map, and the total number of dwelling units on that lot. It shall also include information on changes to the amount of commercial square footage and office space square footage. The matrix will ensure that the total number of dwelling units within the boundaries of the Vesting Map will not exceed 2,918 multi-family dwelling units and 66,400 commercial square feet and that open space square footage is not decreased.

47. Recordation of any lot designated for commercial development where development plans have not yet been reviewed through either the Revised Exhibit "A" or Exhibit Map process, shall require a note on the final map that use or construction of any structure shall be prohibited until such time as a final map that depicts required access, utility easements, and any other information required by the County is recorded.
48. Prior to approval of development plans for any commercial development within the subdivision, the subdivider shall submit a revised Exhibit Map for approval by the Subdivision Committee pursuant to section 21.60.015 of the County Code to ensure substantial conformance with the Specific Plan and the Zoning Ordinance.
49. For multi-family Lot Nos. (*add lot numbers*) the subdivider shall use Regional Planning's standard lease project or condominium note on the applicable final map.
50. For all commercial lots, the subdivider shall use Regional Planning's standard lease project note, where applicable.
51. The subdivider is authorized to record multiple final maps for multi-family and commercial development, including recording unit maps over previously recorded lots. The boundaries of the final unit maps shall be established to the satisfaction of the Subdivision Committee. Each final unit map to be recorded shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the Specific Plan and the other entitlements approved for this project, where applicable. Prior to approval of each final map, subdivider shall submit the following to Regional Planning:
 - A. A phasing map indicating the boundaries of the current final unit map, the boundaries and status of all previously filed final unit maps, and the expected boundaries and phasing of all future final unit maps.
 - B. A summary sheet on the phasing map indicating the number and type of all current and previous final unit maps shown, including a breakdown of open space acreage, type, and percentage.

Multiple copies of the phasing map shall be submitted to Regional Planning for circulation, review and approval by the Subdivision Committee.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

52. To obtain approval of a building permit for any apartment or condominium project, the subdivider shall submit a revised Exhibit Map for approval by the Subdivision Committee pursuant to section 21 .60.015 of the County Code to ensure substantial conformance with the approved Vesting Map, Specific Plan, and the Zoning Code.

53. *(Possible condition for Library construction.)*

54. The Specific Plan community trails, local trails, and pathways depicted on the Vesting Map and in the Mission Village Planning Notebook shall comply with the Specific Plan's trail standards with a minimum width of 12 feet.

55. Prior to obtaining its first building permit within Newhall Ranch:

- A. The subdivider shall be required to complete all of its obligations for sending wastewater to the Valencia Water Reclamation Plant ("WRP") as required by the Agreement for Coordination of Wastewater Management Facilities dated January 9, 2002 (CSD Contract No. 3868), and shall provide a letter to Regional Planning from Santa Clarita Valley Sanitation District certifying that such obligations have been satisfied.
- B. At the subdivider's sole cost, and for purposes of further treating wastewater that will be sent to the Valencia WRP from Newhall Ranch to a chloride concentration level of less than 100 mg/l for up to 6,000 equivalent units, the subdivider shall complete the construction of interim chloride and demineralization facilities to the satisfaction of the Santa Clarita Valley Sanitation District, which facilities shall consist of, at a minimum: (a) a 1.2-acre demineralization facility to be constructed adjacent to the existing Valencia WRP; (b) a 1.6-acre brine disposal well facility located within the Valencia Commerce Center, north of Castaic Creek; and (c) associated lines to and from the Valencia WRP to be constructed in existing road rights-of-way primarily within the project's utility corridor. For purposes of this Condition and Condition No. 56, "equivalent dwelling units" shall represent a wastewater equivalency determination based on an equivalency formula used by the Santa Clarita Valley Sanitation District.

The subdivider or designee shall grant any necessary easement(s) acceptable to the Santa Clarita Valley Sanitation District and the Newhall Ranch Sanitation District for use of the utility corridor to facilitate the construction and operation of the Newhall Ranch WRP.

56. Prior to obtaining a building permit(s) for any construction that would result in Newhall Ranch's exceeding 3,000 equivalent dwelling units, the subdivider or its designee shall complete site grading and bank protection of the Newhall Ranch WRP site and the utility corridor. Further, prior to obtaining a building permit(s) that would result in Newhall Ranch's exceeding 4,000 equivalent dwelling units, the subdivider or its designee shall start construction of the initial phase of the Newhall Ranch WRP with a capacity to treat wastewater generated by 6,000 equivalent dwelling units, and the construction of this initial phase of the Newhall Ranch WRP shall be completed on or before the date that construction of the 6,000th equivalent dwelling unit with Newhall Ranch is completed.

Attachments:

Mitigation Monitoring and Reporting Program (*include page numbers*)

Subdivision Committee Report (*include page numbers*)

SZD:DA
11/20/14